

# **GULFPORT REDEVELOPMENT COMMISSION**

## **REQUEST FOR PROPOSALS**

### **GULFPORT VA REDEVELOPMENT SITE**

The Gulfport Redevelopment Commission (the "GRC"), as the urban renewal agency of and working in cooperation with the City of Gulfport, Mississippi (the "City"), is soliciting Development Proposals from firms interested in developing and managing a high visibility world class mixed-use project at the former Veterans Administration Medical Complex located in Gulfport, Mississippi. Qualified firms may indicate interest, qualifications and proposals by responding to this Request for Proposals ("RFP").

The GRC is pleased to announce and is currently soliciting Proposals for a lead developer/project manager for one of the Sites. The GRC invites your participation in this RFP, which will include a process to evaluate redevelopment options and select a team or teams for redevelopment of the designated Site. The purpose of this RFP is to solicit Proposals including the Initial Proposals/Statements of Qualifications and Supplemental Proposals (collectively, "Proposals") from qualified developers for evaluation with respect to the design, construction, development, leasing, marketing and management of all or a portion of the former Veterans Administration Medical Complex which is located at 200 East Beach Boulevard (US Highway 90), Gulfport, Mississippi ("VA Site").

Request for Bid/Proposal packages may be obtained by contacting the Procurement Office, 1410 24th Avenue, Gulfport, MS 39501 via email [cdebenport@gulfport-ms.gov](mailto:cdebenport@gulfport-ms.gov) .

Questions regarding this RFP should be submitted in writing to Connie Debenport, via email [cdebenport@gulfport-ms.gov](mailto:cdebenport@gulfport-ms.gov) or via fax to 228 868-5704 no later than five (5) business days prior to the submittal deadline for Proposals. All questions and responses will be publically available to all registered RFP recipients. Upon other reasonable requests as determined by the GRC, private tours can be scheduled with the GRC by contacting Connie Debenport at least two (2) business days in advance of the requested tour. Any and all such tours shall be subject to reasonable restrictions and limitations as established by the GRC and consistently applied to the requesting recipient(s).

Initial Proposals must be received **no later than 4:00 p.m. local time on September 8, 2011 at Procurement Office, 1410 24<sup>th</sup> Avenue, Hardy Bldg., 2<sup>nd</sup> Floor, Gulfport, MS 39501**. Based on the Initial Proposals received, the GRC will select one or more developer(s) or development team(s) or, in the alternative if deemed appropriate in the discretion of the GRC (i) assess the viability of the submittals, (ii) identify a shortlist of up to ten (10) proposers, and (iii) invite the shortlisted proposers to submit a supplemental detailed response to this RFP. All proposers who submitted Initial Proposals will be advised whether or not they are invited to submit Supplemental Proposals **no later than 4:00 p.m. local time on September 15, 2011**.

After receipt of the Supplemental Proposals, the GRC will schedule half day interviews in Gulfport with each of the shortlisted proposers as soon as reasonably possible. If, after the interviews, the GRC determines that one or more of the submittals is viable, it will begin negotiations with the potential developer(s) or team(s) for the purpose of selecting one or more development teams. Teaming of developers to respond to this RFP is acceptable and encouraged in light of possible financing and construction complexities that may arise in order to fully implement and successfully complete the desired development. Successful firms should provide a comprehensive approach to achieving the project goals outlined in this RFP.

**THE GRC RESERVES THE RIGHT TO PROCEED TO IMMEDIATE NEGOTIATIONS AND DEVELOPER SELECTION BASED UPON THE INITIAL QUALIFICATIONS/PROPOSALS SUBMITTED.**

The City and GRC are willing to consider a wide range of development options to enable it to achieve the most viable and productive development for the VA Site. The GRC reserves the right to halt the RFP process at any stage, to reject any Proposals that do not conform to the intent and purpose of this RFP, or to reject all Proposals for any or no reason.

All questions, responses and Proposals are subject to the public records laws of the State of Mississippi.

Ad dates: 08-05-11 and 08-12-11